

BK 6519PG183

QUITCLAIM DEED WITHOUT COVENANT  
CORPORATE GRANTOR

NO TRANSFER  
TAX PAID

KNOW ALL BY THESE PRESENTS,

**015917**

35-24

THAT Pioneer Capital Corporation, a corporation organized and existing under the laws of the State of Maine and having its principal place of business in the City of Portland, and State of Maine ("Pioneer"), acting pursuant to 14 M.R.S.A. § 6203-A and the Power of Sale as set forth in the Mortgage given by Atlantic Crest Co. of Maine, Inc. d/b/a Atlantic Crest Co. of Maine, Inc. to Pioneer, dated January 28, 1999, and recorded in Kennebec County Registry of Deeds in Book 5854, Page 141, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Pioneer Capital Corporation, whose mailing address is P.O. Box 4787, Portland, Maine 04101, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Pioneer Capital Corporation, its successors and assigns forever, a certain lot or parcel of land with the buildings thereon, if any, situated at 510 Kennedy Memorial Drive, Waterville, Kennebec County, Maine, all as more particularly in the attached Exhibit A.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Pioneer Capital Corporation, its successors and assigns forever.

IN WITNESS WHEREOF, Pioneer has caused this instrument to be signed in its corporate name by Scott Lalumiere, its President, this 10 day of June, 2001.

Signed and Delivered in  
the Presence of:

Andrew Lantieri

Pioneer Capital Corporation

By: Scott Lalumiere

Scott Lalumiere

Its President

Christopher, Christopher  
1711 Pleasant Way  
Portland ME 04101 3

35-24

June 18, 2001

Before me,

Printed Name \_\_\_\_\_



## EXHIBIT A

35-24

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe set in the ground at the junction of the east line of the Second Rangeway and the south line of Kennedy Memorial Drive; thence easterly in the south line of said Kennedy Memorial Drive, said line bearing south seventy-six degrees east (S 76° E) sixty-six and nine tenths (66.9) feet, more or less, to an iron pipe driven into the ground; thence deflecting right one hundred twelve degrees forty-four minutes (112° 44') one hundred eighty-four and eight tenths (184.8) feet to an iron pipe; thence deflecting right one hundred nine degrees twenty-nine minutes (109° 29') twenty-four (24) feet to an iron pipe; thence deflecting left ninety degrees twenty-eight minutes (90° 28') one hundred eighteen and seventeen hundredths (118.17) feet to an iron pipe; thence deflecting right ninety degrees four minutes (90° 04') eighty-seven and eight tenths (87.8) feet, more or less, to an iron pipe in the east line of Second Rangeway; thence deflecting right ninety degrees eighteen minutes (90° 18') along the east line of Second Rangeway two hundred forty-seven and nine tenths (247.9) feet, more or less, to an iron pipe in the south line of Kennedy Memorial Drive, to the point of beginning.

The interior angle at the junction of the east line of the Second Rangeway and the south line of Kennedy Memorial Drive being one hundred thirty-two degrees and seven minutes (132° 07').

Excepting and reserving from the above conveyance by the Dead River Company a ten foot right of way westerly of and along the easterly line of the above described property from Kennedy Memorial Drive south one hundred eighty-five (185) feet, more or less.

Being the same premises conveyed to Atlantic Crest Co. of Maine, Inc., by Warranty Deed from Lawrence J. Landry and Carmen V. Landry dated July 20, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3402, Page 48.

RECEIVED KENNEBEC SS.

JAN 29 PM 1:23

ATTEST: *James R. [Signature]*  
 REGISTER OF DEEDS

RECEIVED KENNEBEC SS.

2001 JUN 20 AM 9:00

ATTEST: *James R. [Signature]*  
 REGISTER OF DEEDS